

PB# 01-36

**Daniel Searing
(SP)**

20-2-40 (reconfig.)

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 8-30-03

NEW LEARNING STYLE PLAN (01-36)
RIVER ROAD (PART I) OFFICE, STORAGE BLDG.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/02/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-36

NAME: DLS EXCAVATING SITE PLAN

APPLICANT: SEARING, DANIEL

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/30/2003	PLANS STAMPED	APPROVED
07/23/2003	P.B. APPEARANCE	APPROVED
05/08/2002	P.B. APPEARANCE	LA:ND WVE PH RETURN
	. NEED D.O.T. APPROVAL	
	. NEED A COUPLE OF PARKING SPACES AND SOME PAVING ON ENTRANCE	
	. FROM RIVER ROAD (100')	
04/04/2001	WORK SESSION APPEARANCE	SUBMIT
08/16/2000	WORK SESSION APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/02/2003

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-36

NAME: DLS EXCAVATING SITE PLAN
APPLICANT: SEARING, DANIEL

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/24/2002	MUNICIPAL HIGHWAY . CONTACT D.O.T.	05/02/2002	APPROVED
REV1	04/24/2002	MUNICIPAL WATER	05/02/2002	APPROVED
REV1	04/24/2002	MUNICIPAL SEWER	/ /	
REV1	04/24/2002	MUNICIPAL FIRE	05/03/2002	APPROVED
REV1	04/24/2002	NYS DOT	/ /	
ORIG	05/02/2001	MUNICIPAL HIGHWAY	05/10/2001	N/A STATE
ORIG	05/02/2001	MUNICIPAL WATER	05/03/2001	APPROVED
ORIG	05/02/2001	MUNICIPAL SEWER	04/24/2002	SUPERSEDED BY REV1
ORIG	05/02/2001	MUNICIPAL FIRE	05/03/2001	APPROVED
ORIG	05/02/2001	NYS DOT	04/24/2002	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/02/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-36

NAME: DLS EXCAVATING SITE PLAN

APPLICANT: SEARING, DANIEL

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/02/2001	EAF SUBMITTED	/ /	
ORIG	05/02/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/02/2001	LEAD AGENCY DECLARED	05/08/2002	TOOK LA
ORIG	05/02/2001	DECLARATION (POS/NEG)	05/08/2002	NEG DEC
ORIG	05/02/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/02/2001	PUBLIC HEARING HELD	05/08/2002	WAIVE PH
ORIG	05/02/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	05/02/2001	AGRICULTURAL NOTICES	/ /	
ORIG	05/02/2001	BUILDING DEPT REFER NUMBER	/ /	

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#832-2003**

08/29/2003

**Dls Excavating Inc.
1151 River Road
New Windsor, NY 12553**

**Received \$ 100.00 for Planning Board Fees, on 08/29/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/29/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-36
NAME: DLS EXCAVATING SITE PLAN
APPLICANT: SEARING, DANIEL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/26/2003	2% OF 11,314. INSPEC FEE	CHG	226.00		
08/29/2003	REC. CK. #1263	PAID		226.00	
		TOTAL:	226.00	226.00	0.00

J. Bi
8/29/03



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

August 26, 2003

Valdina-Martí
Engineering & Surveying, P.C.
4 Pleasant View Avenue
Newburgh, NY 12550

ATTN: CRAIG MARTI, P.E.

SUBJECT: P.B. #01-36 – DANIEL SEARING SITE PLAN

Dear Craig:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 100.00
Check #2 – 2% of \$11,314.00 inspection fee.....	\$ 226.00

Upon receipt of these checks and ten (10) sets of plans with your stamp, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

FAXED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-36
NAME: DLS EXCAVATING SITE PLAN
APPLICANT: SEARING, DANIEL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/01/2001	REC. CK. #1234	PAID		750.00	
05/08/2002	P.B. ATTY. FEE	CHG	35.00		
05/08/2002	P.B. MINUTES	CHG	40.50		
07/23/2003	P.B. ATTY. FEE	CHG	35.00		
07/23/2003	P.B. MINUTES	CHG	9.00		
08/26/2003	P.B. ENGINEER	CHG	397.60		
08/26/2003	RET. TO APPLICANT	CHG	232.90		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-36
NAME: DLS EXCAVATING SITE PLAN
APPLICANT: SEARING, DANIEL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-36
NAME: DLS EXCAVATING SITE PLAN
APPLICANT: SEARING, DANIEL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/26/2003	2% OF 11,314. INSPEC FEE	CHG	226.00		
			-----	-----	-----
		TOTAL:	226.00	0.00	226.00

DAN SEARING (01-36)

Mr. Craig Marti appeared before the board for this proposal.

MR. MARTI: Majority of the board's concerns and Mr. Edsall's concerns were addressed, you were basically formulating a list of conditions prior to being stopped by I believe it was legal or engineering recommendation that they comply with the DOT request and not issue any approvals until we received the DOT approval. Those conditions that were being mentioned that night were a paved area with designated handicapped parking to address one of Mr. Edsall's concerns, I believe Mr. Lander requested stockade fence be extended and accessed through a gate rather than stopping short and some discussion that first 100 feet of the driveway area be paved. We have done that in conjunction with the DOT, we have shifted, we originally proposing to utilize the existing drive, pave the existing area, they have requested that we shift it to the center of the 75 foot access strip and that the non-functioning culvert to the south in front of an adjoining property be removed as part of the DOT's conditions, so I believe at this time we have met, I know we have met the DOT requirements, I believe that these plan revisions have met the conditions and requests of the prior board's comments and I believe now we're ready to go forward.

MR. PETRO: We have Fire approval on 5/3/2002 and we have in front of us the DOT approval at this time. Mark did have a couple outstanding comments from the last meeting, what we're simply going to do is we'll do an approval subject to Mark looking over them and once he tells me that I can sign the plan, we'll just do it in reverse, which is not a problem because I think it was very minor in nature. Anybody have a problem? He's been looking to get this done for about two years.

MR. MARTI: This board has been a pleasure to work with, it was the interim getting appropriate questions

answered and then from the DOT.

MR. PETRO: Motion for final approval.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Dan Searing site plan on River Road subject to Mark reviewing the plans, finding them acceptable as per his last comments. Other than that, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Message Display

Inbox

30 messages



Date: Tue, 26 Aug 2003 10:18:41 -0500
From: "mje" <mje@mhepc.com>
Reply-to: mje@mhepc.com
To: "NW - Myra Mason" <mmason@town.new-windsor.ny.us>
Subject: Searing Site Plan 01-36
Myra,

All headers

You are correct. A bond amount is required, as follows:

20' wide drive x 100 feet = 222 sy pavement	\$ 2,220
20' wide drive x 400 feet = 888 sy gravel	\$ 4,444
Paved handicapped parking area w/signs	\$ 1,500
190 ft. fence with gate	\$ 3,150
TOTAL	\$11,314

fee due \$226

Any questions, call.

Mark

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100



← 2 →



Help?

AS OF: 08/26/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 36

FOR WORK DONE PRIOR TO: 08/26/2003

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
1-36	154370	08/16/00	TIME	MJE	WS DLS SITE PLAN	85.00	0.40	34.00			
1-36	154381	08/18/00	TIME	MJE	MC TC/MARTI DLS S/P	85.00	0.30	25.50			
1-36	167492	04/04/01	TIME	MJE	WS SEARING RIVER RD	85.00	0.40	34.00			
1-36	168159	05/09/01	TIME	MJE	MM Searing SP >2BA	85.00	0.10	8.50			
1-36	168256	05/09/01	TIME	MJE	MC SEARING S/P	85.00	0.60	51.00			

								153.00			
1-36	170471	06/18/01			BILL 01-616					-153.00	

										-153.00	
1-36	191114	05/08/02	TIME	MJE	MC SEARING SP	88.00	0.50	44.00			

								44.00			
1-36	192230	05/30/02			BILL 02-663					-44.00	

										-44.00	
1-36	193474	06/03/02	TIME	MJE	MC SEARING DOT REFERRAL	88.00	0.40	35.20			
1-36	193480	06/03/02	TIME	MJE	MC SEARING S/P W/MM	88.00	0.40	35.20			

								70.40			
1-36	194079	06/19/02			BILL 02-706					-70.40	

										-70.40	
1-36	199039	08/27/02	TIME	MJE	MC SEARING LTR DOT	88.00	0.40	35.20			

								35.20			
1-36	229965	06/24/03			BILL 03-774					-35.20	

										-35.20	
1-36	237968	08/21/03	TIME	MJE	MC SEARING FNL CK/CLOSE	95.00	0.50	47.50			
								=====	=====	=====	=====
TASK TOTAL								350.10	0.00	-302.60	47.50
								=====	=====	=====	=====
GRAND TOTAL								350.10	0.00	-302.60	47.50

8/26 Cost Est 1/2 hr 47.50
397.60

AS OF: 08/20/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 36

FOR WORK DONE PRIOR TO: 08/20/2003

										-----DOLLARS-----	
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
1-36	154370	08/16/00	TIME	MJE	WS DLS SITE PLAN	85.00	0.40	34.00			
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1-36	168159	05/09/01	TIME	MJE	MM Searing SP >ZBA	85.00	0.10	8.50			
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									70.40		
1-36	194079	06/19/02			BILL 02-706					-70.40	

										-70.40	
1-36	199039	08/27/02	TIME	MJE	MC SEARING LTR DOT	88.00	0.40	35.20			

									35.20		
1-36	229965	06/24/03			BILL 03-774					-35.20	

										-35.20	
TASK TOTAL								302.60	0.00	-302.60	0.00

GRAND TOTAL

302.60

0.00

-302.60

0.00

fixed
plan
clk

1/2 hr

47.50

350.10

Plan 8/20
OK
WJF



July 23, 2003

Dan Leaning J.P.

P.B. # 01-36

NEGATIVE DEC:

M)____S)____VOTE: A____N____

CARRIED: Y____N____

M)_____S)_____VOTE: A_____N_____

CARRIED: Y_____N_____

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)____S)____ VOTE: A____N____

RETURN TO WORK SHOP: Y N

APPROVAL:

M) AS) L VOTE: A 5 N 0 APPROVED: 7-23-03

NEED NEW PLANS: Y N ✓

CONDITIONS – NOTES:

Subject to Mark's review



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603

WILLIAM D. FITZPATRICK, P.E.
REGIONAL TRAFFIC ENGINEER
(845) 575-6040

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

Richard A. Burns, Permits
NYSDOT
112 Dickson Street
Newburgh, NY 12550
☎ (848) 565-9762

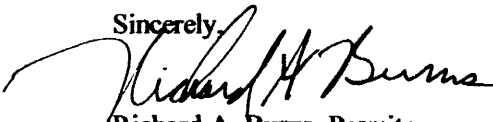
11 July, 2003

Mr. Mark J. Edsall, P.E., P.P.
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

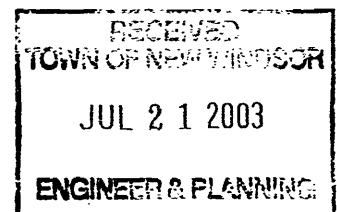
RE: Dan Searing Project, River Road New Windsor

Dear Mr. Edsall,

A highway work Permit is in process for the above referenced project. DOT has no problem if the existing driveway is utilized for construction purposes while the permit application is in process. The final accepted plans reflect the correct offset from the property line and removal of an existing, clogged pipe. If I can be of further assistance, please advise.

Sincerely,

Richard A. Burns, Permits

cc: Glenn Boucher, Region 8 Traffic
Applicant via fax



cc: M.E.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SEARING SITE PLAN
PROJECT LOCATION: RIVER ROAD
SECTION 20 – BLOCK 2 – LOT 40 (reconfigured)
PROJECT NUMBER: 01-36
DATE: 8 MAY 2002
DESCRIPTION: THE APPLICATION IS A FOLLOW-UP TO THE LOT LINE CHANGE APPLICATION (01-35) WHICH INVOLVES THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING ON THE SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 MAY 01 PLANNING BOARD MEETING.

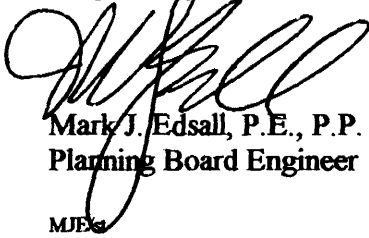
1. The property is located in the PI Zoning District of the Town. The lot shown is the reconfigured lot of the referenced lot line change, with the revised site to include a new 4500 s.f. office/storage building.

The bulk table on the plan appears both complete and correct. The variances recently obtained are appropriately indicated.

2. The Board should note that the site has been revised based on the changes in the Lot Line Change plan, and the building has increased in size from 2400 s.f. .
3. Regarding the site plan, I have the following comments:
 - The applicant has added a stockade fence at the front of the storage area. The code states that outdoor storage areas are to be "surrounded by a fence or wall with a height of not less than 6 feet nor more than 10 feet". The Board should determine if what is shown is adequate.
 - Paving is not indicated for the access drive, nor the parking areas. This should be discussed.
 - Screening between the commercial use and the residential structure would be appropriate. As well the gravel drive connecting the two lots should be eliminated.

4. The Planning Board should verify the SEQRA status for the application, and assume the position of Lead Agency if not already done. (If the Board determines that an approval is needed from the NYSDOT, a Lead Agency coordination letter should be considered).
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE:s
NW01-36-08May02.doc



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

27 August 2002

New York State Department of Transportation
Permit Inspection Unit Office
112 Dickson Street
Newburgh, New York 12550

ATT: Richard Burns

SUBJECT: SEARING SITE PLAN – RIVER ROAD
NEW WINDSOR PLANNING BOARD NO. 01-36

Dear Mr. Burns:

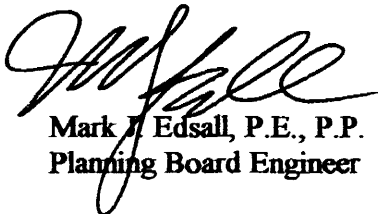
We received your comments dated 25 July 2002 regarding the subject application before the Town of New Windsor Planning Board, and forwarded your concerns to the applicant's engineer.

Attached hereto please find a response from Valdina-Marti Engineering with regard to the concerns. Please review their response and advise if your concern has been satisfied to allow your conceptual approval of the project. As previously noted, it is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your response regarding his matter.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-36-DOT letter 082702.doc

VALDINA - MARTI ENGINEERING & SURVEYING, P.C.

4 Pleasant View Ave., Newburgh, New York 12550

Frank J. Valdina, Jr., PE, LS
Craig M. Marti, PE

Phone: (845) 565-4447
NYS: (800) 893-4447
Fax: (845) 565-4428

August 19, 2002

n/w 01-36

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

ATT: MARK J. EDSALL, PE,
Planning Board Engineer

RE: Searing Site Plan
S20-B2-L40
PB #01-36

Dear Mr. Edsall:

In response to the items raised by Mr. Richard A. Burns of the
NYSDOT in his letter of 25 July 2002, be advised as follows:

- 1) Sight distance-The sight distance along River Road at the proposed driveway location, based on a viewing height of 3.25 feet, an object height of 4.5 feet, and not taking into consideration that the driveway grade causes any vehicle entering River Road to be higher than the road, is 310± feet.

The sight distance is determined by the existing highway geometrics and not by the proposed access driveway.

- 2) Existing grade is too steep-The driveway grade is 6.0± % and it is not anticipated that the vehicles will bottom out.

I believe this resolves any outstanding items regarding this project. However if there are any remaining questions, please contact this office at your earliest convenience.

Thank you for your anticipated continued assistance in this matter.

Very truly yours

VALDINA-MARTI ENGINEERING & SURVEYING, PC



Frank J. Valdina, Jr., PE, LS
Principal

RESULTS OF P.B. MEETING OF: May 8, 2002

PROJECT: D. Seanning Site Plan P.B.# 01-36

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) L S) A VOTE: A 3 N 0

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES ☒ NO__

M) A S) L VOTE: A 3 N 0

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) A S) L VOTE: A 3 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED:_____

M)__ S)__ VOTE: A ~~3~~ N ~~0~~ APPROVED CONDITIONALLY:_____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Need D.O.T. Approval</u>
<u>Need a couple of parking spaces and some paving on</u>
<u>entrance from River Rd. (100')</u>



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603

WILLIAM D. FITZPATRICK, P.E.
REGIONAL TRAFFIC ENGINEER
(845) 575-6040

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

Richard A. Burns
NYSDOT Permits
112 Dickson Street
Newburgh, NY 12550
☐ (845) 565-9762

P.B. #01-36

25 July, 2002

Mr. Mark J. Edsall, P.E., P.P.
Town of New Windsor Planning Board Engineer
555 Union Avenue
New Windsor, NY 12553

Re: SEARING SITE PLAN RIVER ROAD SH#552 NEW WINDSOR

Dear Mr. Edsall,

Per your letter dated 3 June, 2002 requesting a cursory review of the above referenced project, I have comments as follows:

1. Sight distance appears marginal. It may not meet the minimum requirements for trucks.
2. The existing grade is extremely steep. This may cause vehicles that enter the site to scrape the road. It may not be possible to make the entrance meet grade requirements.

If I can be of further assistance in this matter, please advise.

Sincerely,

Richard A. Burns, Permits

DANIEL SEARING SITE PLAN (01-36)

Mr. Craig Marti appeared before the board for this proposal.

MR. PETRO: Proposed construction of the commercial building for office and material storage use. This application is a followup of the lot line change that we just did which involves proposed construction of a commercial building on the site. The plan was previously reviewed 9 May '01 planning board meeting. The bulk table on the plan appears to be both complete and correct. The variances recently obtained are appropriately indicated. The building has increased in size from 2,400 feet, what do we have now?

MR. MARTI: Building is 60 by 75, roughly 4,500 square feet, slightly under 5,000, in that range.

MR. PETRO: Why don't you make a presentation?

MR. MARTI: Yes, as Mr. Petro explained, it's a followup to the lot line change, we're basically proposing the development of lot 2 on the lot line plan to include an office and storage building. The building will basically be a 75 foot pole barn type of structure with a small office carved out of the corner. Mr. Searing plans to continue the use of the area for construction business. The area in front of the building will be utilized for storage of construction equipment, materials, much like it's currently utilized in his operation utilizing the combination of the two lots. The plan shows a construction of an eight foot or I'm sorry, six foot stockade fence along the front portions of the storage areas and along the area which possibly can be seen from the road. The area sits substantially higher than the roadway, it's in an area where visibility is relatively minimal, as far as the impact of the materials and the storage area upon the neighborhood, in my opinion, it was a relatively minimal plan. With regards to the surrounding of the area, we felt that the screening, visual screening was more critical. It's not a residential area. There's very little foot traffic which would be neither a concern of Mr. Searing's towards potential vandalism or

safety concern with regard to anybody wandering through the area. The proposal is to utilize the existing gravel driveway, continue the driveway around to the front of the building, provide access to the front of the building and use the area for the stockpiling and storage of construction material. The water line, water and sewer would be served by municipal facilities. There's an existing, an easement which was provided in the lot line change to utilize an existing water shut-off valve which was involved with the original water main construction to be located in this area and then the sewer would be served by municipal sewer on the highway as well.

MR. LANDER: Are we going to have the general public coming to the office, do you know?

MR. SEARING: No.

MR. LANDER: Just going to be your office for the excavation?

MR. SEARING: Right.

MR. LANDER: You have to go to DOT with the entrance in the front.

MR. MARTI: That's my understanding, based on Mark's comment and some recent changes. What I'd like to do with regards to that, if possible, have the board consider the addition of a note indicating that the construction of any entrance would be subject to DOT, conditions of the DOT permit and then basically make that note a condition the board may consider.

MR. PETRO: There's a large hill in the back, I guess he took it out.

MR. MARTI: No, the hill basically starts, the contour lines, contours are rather faint on the plan, but there's an area where it comes uphill, flattens off in the area where the building is proposed currently flattens off and then the large hill is basically along the back of Mr. Searing's property, it's a rather substantial hill and the neighboring parcels which

front I believe it's 9W on the other side are substantially removed from the project area by the change in topo.

MR. PETRO: The fence is 6 foot high, I don't see any problem with that, Mark, the fence you said is separating the commercial and residential property, he has it as 6 foot, I think that should be sufficient.

MR. EDSALL: I have no question about the six foot. My only point is that the code uses the terminology surrounded and I'm just cautioning you about setting a precedent.

MR. PETRO: All the way around the whole property line?

MR. EDSALL: No, the storage area in the code says any outside storage areas have to be surrounded.

MR. MARTI: The concern we had in discussing that with the applicant was the nature of the materials stored, the nature of the neighborhood, we felt that it would provide greater flexibility for him to stockpile different materials and store equipment and have access via three sides versus being completely surrounded, if it was to completely surround it to meet the intent of the wording or to meet the wording of the law, we would probably indeed end up fencing the whole area.

MR. PETRO: I think it wouldn't be a hundred percent conducive to the operation and everybody knows this site, Mr. Searing has definitely cleaned up the site and you have an oil company on the side, I think the fence just blocking off the residential area in the front should be sufficient.

MR. ARGENIO: What business is he engaged in?

MR. PETRO: Excavating.

MR. LANDER: Is there going to be a gate across the drive or still remain open?

MR. MARTI: I haven't shown a gate, I'm sure if the board makes it a condition of approval, I will be able

to talk him into that.

MR. LANDER: I'm just thinking out loud, instead of having the fence go all the way around, the fence would suffice if it just crossed the road, it could keep the people out. I know what the intent is to surround that, but once you put anything around that, it's hard to work in. I know from River Road back, I know Danny's property, I don't know back that far, but I know where he's got it cleared to and as far as the existing gravel drive just for me, all you've got to do is go back to what the DOT requires for the type of operation he's going to have.

MR. PETRO: I think you have some screening on the south side.

MR. LANDER: Existing trees now?

MR. MARTI: Yes, there's trees along the south property line are existing as well as the large 12 inch maple trees located between the house and the garage and it was our feeling that the house, the garage and then subsequently the fence area would act as a visual barrier there.

MR. PETRO: In the rear you have the huge hill, so I don't know what he'd put there, as far as screening, it's a natural screen really.

MR. ARGENIO: Are the roads going to be paved, the driveway?

MR. PETRO: No, whatever DOT requires for their area.

MR. LANDER: Unless you have a different outlook on that.

MR. ARGENIO: No, I don't. What's going through my mind is Imageland two weeks ago.

MR. PETRO: There is no public here, it's strictly for his use. I think that's the big difference, there's no public at all.

MR. BABCOCK: He's going to have to have some blacktop parking, he's got to provide handicapped parking spots, even if it's for an employee.

MR. PETRO: We have to show--is that next to the building?

MR. BABCOCK: Yes, what he's going to have to do is tell us the size of the office area and then, you know, based on whatever's left is storage for a parking calculation.

MR. LANDER: Is it all calculated on the total square footage of the building?

MR. BABCOCK: Office and storage use for the balance.

MR. EDSALL: Mr. Chairman, it may make sense only because of, I'm sure DOT may ask for it, but with the type vehicles that are going in and out, normally, you have a tracking pad, at least pave so many feet in off the road. And I believe the well driller, he did the same thing, made him pave in and provide paved parking. But because of the construction type equipment, there was no sense to pave the balance, you allowed it to be gravel.

MR. PETRO: He's going to need two spots up along the building and pave 50 or 100 feet in.

MR. EDSALL: That would be the fair application of what the spirit of the law is.

MR. BABCOCK: Actually, if the parking up by the building basically if he can get it arranged so you can get some way of access to the main front door, so if a handicapped employee could get in the building, that's the way you'd want to lay it out.

MR. MARTI: I would envision the office being in the front portion, we can pave the tracking pad whatever distance you'd like, as far as the entranceway from the DOT highway and have a paved pad with access to the front door for the office, you know, adjacent to the office portion of the building.

MR. EDSALL: Looks like the northeast corner it's fairly flat, you don't have a drainage swale in that area, might be able to have a side entrance, it might work very nicely.

MR. MARTI: Our main concern is to not pave the entire area because of the type of operations and the, for the storage area that would be detrimental.

MR. PETRO: Whatever's required for ADA for the handicapped, I'm just guessing, probably two spots. How far in for the paving?

MR. EDSALL: I think a hundred feet is fine.

MR. PETRO: How far back is the whole thing? We don't want to leave three feet.

MR. MARTI: We're 400 feet back, site's a substantial distance, so if we pave the first hundred feet, an area here, I have no objection, sounds reasonable to me.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that The New Windsor Planning Board declare itself lead agency for the Searing site plan on River Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Let's talk about a public hearing again for the site plan again I'm going to ask the applicant you had one at the zoning board?

MR. MARTI: Yes.

MR. PETRO: Anybody show up?

MR. MARTI: No, couple people in attendance, but no one made any comments regarding the application.

MR. LANDER: Who was in just recently just down the road, oil company?

MR. PETRO: For the storage tank.

MR. LANDER: Same issue here or no?

MR. PETRO: It was a special use permit, it was mandatory. He just had one at the zoning board.

MR. MARTI: Some time ago, we just received the paperwork from the Zoning Board of Appeals, the meeting was some time ago.

MR. PETRO: Within the last six months?

MR. MARTI: Yes.

MR. LANDER: Poll the board. Only two here, so, okay, you?

MR. ARGENIO: Funny you should ask.

MR. PETRO: Not too many other ones to poll.

MR. ARGENIO: I'm not familiar with this site.

MR. LANDER: What's next door on the south side?

MR. SEARING: Affron lot, that's ACS, I guess.

MR. BABCOCK: Is that where we're putting the new tank or the, have the tank they're going to re-put into operation?

MR. PETRO: You're right, that's where it is.

MR. BABCOCK: I think it is and that you guys has allowed them the access drive to be gravel, just the

entranceway.

MR. EDSALL: Very similar approach.

MR. LANDER: Next is Sun Oil Company across the road.

MR. MARTI: Basically across from the old Lightron building.

MR. BABCOCK: This also had a public hearing at the zoning board, as you talked about and the public hearing, basically, when it was sent out to everybody was for the lot line change, so everybody's aware of what's going on in this facility, they weren't doing the lot line change not to build the building, that's why they're back to back.

MR. PETRO: I don't think we need it, so I'll entertain a motion to waive.

MR. ARGENIO: Motion to waive the public hearing for Searing site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Searing site plan on River Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under

the SEQRA process for the Searing site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I think it's got to be sent to DOT, number one, you're going to have to revise the plan to show the 100 foot of blacktop in the front, to show the handicapped parking around the building. We had discussed the fence, I don't know how far that went going across the road a gate or a fence.

MR. MARTI: I would propose that the fence be continued in the same alignment.

MR. PETRO: That's what Ron said, like a natural, and by doing that, we can forego the rest of the fencing around the parking. I don't think you need that. I don't think I left anything off, but I'd like to see if you can get that done, that's quite a few subject-to's, unless you think it's far enough, Mark?

MR. EDSALL: I think it's far enough. The difficulty is that we have been reminded by DOT that they're very much against the board approving applications if they haven't seen them.

MR. PETRO: Why don't you get it off to DOT and we'll put it on the next agenda.

MR. EDSALL: Once the plans are corrected, Craig can get me copies, I'll ship it over. DOT's not accepting plans, submittals from applicants, it has to be from the town.

MR. MARTI: That's Mr. Burns?

MR. EDSALL: Yes.

MR. PETRO: Thank you.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

3 June 2002

New York State Department of Transportation
Permit Inspection Unit Office
112 Dickson Street
Newburgh, New York 12550

ATT: Richard Burns

SUBJECT: SEARING SITE PLAN – RIVER ROAD
NEW WINDSOR PLANNING BOARD NO. 01-36

Dear Mr. Burns:

The Town of New Windsor Planning Board has received an application for approval of a commercial site plan located on River Road within the Town. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE:s
NW01-36-NYS DOT letter 060302.doc



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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(845) 567-3100
e-mail: mhenry@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: SEARING SITE PLAN
PROJECT LOCATION: RIVER ROAD
SECTION 20 – BLOCK 2 – LOT 40 (reconfigured)
PROJECT NUMBER: 01-36
DATE: 9 MAY 2001
DESCRIPTION: THE APPLICATION IS A FOLLOW-UP TO THE LOT LINE CHANGE APPLICATION (01-35) WHICH INVOLVES THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING ON THE SITE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the PI Zoning District of the Town. The lot shown is the reconfigured lot of the referenced lot line change, with the site to include the existing frame garage to the east, as well as a proposed 2400 s.f. office/storage building to the west of the property.
2. The plan zoning table is incomplete. Setback information should be provided to address both the existing building and the proposed building. Stating "To Meet Code" is not responsive for a site-specific site plan application.

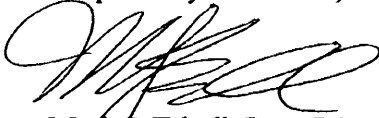
A review with the Building Inspector will determine whether a referral to the ZBA was required based on the Lot Line Change application, which affects the setbacks of the existing building. Once this is resolved, the corrected data should be added to the site plan bulk table.

3. It would be beneficial to verify that the proposed use of the site is consistent with the A-2 and A-13 uses of the Bulk Tables. Note the following preliminary comments regarding the site plan:
 - a. Better definition of the use of the storage areas would be appropriate.
 - b. It should be noted that the A-13 use requires that any "outdoor storage be surrounded by a fence or wall with a height of not less than 6 feet nor more than 10 feet". No fence is shown on the plan.
 - c. Uses of both buildings should be called out clearly.
 - d. The board should discuss the need for paving on the entrance drive and parking areas.
 - e. Screening between the commercial use and the residential structure should be considered.

Once there is a better understanding of the proposed use, I can continue my review based on the direction of the Board.

4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process. (If ZBA action needed, limited to this app only).
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance. (If ZBA action needed, defer until after variances granted).
6. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed appropriate by the Board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-36-09May01.doc

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#402-2001

05/02/2001

01-36 *Apprentice Fee*
D L S Excavating
1151 River Road
New Windsor, NY 12553

Received \$ 100.00 for Planning Board Fees, on 05/02/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-36
NAME: DLS EXCAVATING SITE PLAN
APPLICANT: SEARING, DANIEL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/01/2001	REC. CK. #1234	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

A. Zappalo

Building Permit Tracking Log

Building Permit Application Number: 748-2000 Building Permit Application Date: 8/11/2000

Type of Permit: Commercial Building

Section/Block/Lot: 20-2-40
Street Address of Property: 1151 RIVER RD
Property Owners Name: SEARING DANIEL L
Property Owners Address: 6 BELLEVUE RD
Occupant's Name: SEARING DANIEL L

Architect/Engineer's Name:
Architect/Engineer's Telephone Number:
Architect/Engineer's Fax Number:

NYS Occupancy Classification:

Description of Work: 60X40 FT. EQUIPMENT BLDG.
Dimensions of Building: 0.00 0.00 0.00 0.00
Comments:

Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date
Hold For Planning Board	<i>Lisi</i>	8/14		

01-36



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

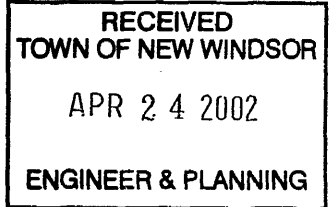
RECEIVED

MAY 03 2002

PROJECT REVIEW SHEET

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # 01-36 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 5-6-02

THE MAPS AND/OR PLANS FOR:

Daniel Seating - S.P.
Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Contact Dot

☐ DISAPPROVED:

Notes: _____

Signature: Henry Knoll 5/2/02
Reviewed by: _____ Date



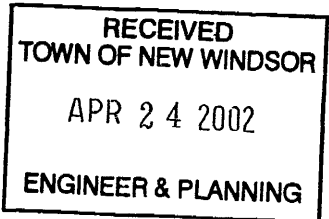
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # **01-36** DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 5-6-02

THE MAPS AND/OR PLANS FOR:

Daniel Searing - S.P.

Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Notify water Dept if any change.

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date _____

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 3 May 2002

SUBJECT: Searing Site Plan

Planning Board Reference Number: PB-01-36

Dated: 24 April 2002

Fire Prevention Reference Number: FPS-02-027

A review of the above referenced subject site plan was conducted on 3 May 2002.

This site plan is acceptable.

Plans Dated: 18 April 2002 Revision 1

A handwritten signature in black ink, appearing to read 'R. Rodgers', is positioned above the printed name.

Robert F. Rodgers

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-36

RECEIVED

DATE PLAN RECEIVED:

MAY - 1 2001

The maps and plans for the Site Approval

Subdivision as submitted by

VALDINA + MARTI

for the building or subdivision of

DANIEL SEARING

has been

reviewed by me and is approved

disapproved

If disapproved, please list reason

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE


SANITARY SUPERINTENDENT

DATE

5/8/01



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-36**

DATE PLAN RECEIVED: _____ RECEIVED

MAY - 1 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Daniel Seering _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~

This property is being serviced by
town water - call for mark-out -

HIGHWAY SUPERINTENDENT DATE

Steve D. D. 5-3-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 3, 2001

SUBJECT: Searing Site Plan

Planning Board Reference Number: PB-01-36


Dated: 1 May 2001

Fire Prevention Reference Number: FPS-01-023

A review of the above referenced subject site plan was conducted on 2 May 2001.

This site plan is acceptable.

Plans Dated: 26 April 2001.



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B

01-36

WORK SESSION DATE:

4 April 01

APPLICANT RESUB.

REQUIRED:

2 full app's

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

DLS 4/L + S/P

PROJECT STATUS:

NEW

OLD

REPRESENTATIVE PRESENT:

Craig M.

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Still 2 app's (back to back)

next avail agenda
after app

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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(914) 562-8640
☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

¹⁻³
01-36

WORK SESSION DATE:

16 Aug 00

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

DLS Excav (Dan Seearing) Site Plan

PROJECT STATUS: NEW ☒ OLD ☐

plus poss 1/2

REPRESENTATIVE PRESENT:

Craig Monti

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP. ☒

ENGINEER ☒

PLANNER ☐

P/B CHMN. ☐

OTHER (Specify) ☐

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Proposed 40x60 bldg w/ office, kitchen, shower, bathroom and equip storage (disc poss code problem)
- 2 tax lots - poss 1/2 around SFR.
A-2 - A-13 w/ B-2 exist.
- Decide how to handle ex-ist house - do 1/2? call out as B-2, pre-exist n.c. SFR \leftarrow they must decide
- must keep reversers separate
- show easement for water r/c's thru SFR lot
- rec drive be paved.

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 20 Block 2 Lot 40

1. Name of Project DLS Excavating Site Plan

2. Owner of Record Daniel L. Searing Phone 569-1775

Address: 1151 River Rd., New Windsor, N. Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Daniel L. Searing Phone 569-1775

Address: 1151 River Rd., New Windsor, N. Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Valdina-Marti Engr. & Surv., PC Phone 565-4447

Address: 4 Pleasant View Ave., Newburgh, N. Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Craig M. Marti, PE 565-4447
(Name) (Phone)

7. Project Location:

On the West side of River Rd. 1000± feet
(Direction) (Street) (No.)
North of Silver Spring Rd.
(Direction) (Street)

8. Project Data: Acreage 1.52± Zone PI School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) Office and Equipment/Material Storage.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

26th DAY OF April 2001

Frank J. Valdina, Jr.
NOTARY PUBLIC FRANK J. VALDINA, JR.
Notary Public, State of New York
#0062100

Daniel L. Searing
APPLICANT'S SIGNATURE

Daniel L. Searing
Please Print Applicant's Name as Signed

***** My Commission Expires April 30, 2001 *****
TOWN USE ONLY RECEIVED

MAY - 1 2001
DATE APPLICATION RECEIVED

01-36
APPLICATION NUMBER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. X Properties within 500' of site
11. X Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|------------|-------------------------------------|
| 22. | <u>N/A</u> | Landscaping |
| 23. | <u>X</u> | Exterior Lighting |
| 24. | <u>N/A</u> | Screening |
| 25. | <u>X</u> | Access & Egress |
| 26. | <u>X</u> | Parking Areas |
| 27. | <u>N/A</u> | Loading Areas |
| 28. | <u>X</u> | Paving Details (Items 25 - 27) |
| 29. | <u>N/A</u> | Curbing Locations |
| 30. | <u>N/A</u> | Curbing through section |
| 31. | <u>N/A</u> | Catch Basin Locations |
| 32. | <u>N/A</u> | Catch Basin Through Section |
| 33. | <u>X</u> | Storm Drainage |
| 34. | <u>X</u> | Refuse Storage |
| 35. | <u>X</u> | Other Outdoor Storage |
| 36. | <u>X</u> | Water Supply |
| 37. | <u>X</u> | Sanitary Disposal System |
| 38. | <u>N/A</u> | Fire Hydrants |
| 39. | <u>X</u> | Building Locations |
| 40. | <u>X</u> | Building Setbacks |
| 41. | <u>X</u> | Front Building Elevations |
| 42. | <u>X</u> | Divisions of Occupancy |
| 43. | <u>N/A</u> | Sign Details |
| 44. | <u>X</u> | Bulk Table Inset |
| 45. | <u>X</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>X</u> | Building Coverage (sq. ft.) |
| 47. | <u>X</u> | Building Coverage (% of total area) |
| 48. | <u>X</u> | Pavement Coverage (sq. ft.) |
| 49. | <u>X</u> | Pavement Coverage (% of total area) |
| 50. | <u>X</u> | Open Space (sq. ft.) |
| 51. | <u>X</u> | Open Space (% of total area) |
| 52. | <u>X</u> | No. of parking spaces proposed |
| 53. | <u>X</u> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

4/26/01
Date



APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Daniel L. Searing, deposes and says that he resides
(OWNER)

at 1151 River Rd., New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 20 Block 2 Lot 40)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Craig M. Marti, PE, 4 Pleasant View Ave., Newburgh, N. Y. 12550
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/26/01

Anthony O. Valdivia
Witness' Signature

[Signature]
Owner's Signature

Applicant's Signature if different than owner

[Signature]
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

01-36

PROJECT I.D. NUMBER

617.2

Appendix

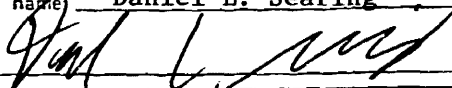
SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Daniel L. Searing		2. PROJECT NAME DLS Excavating Site Plan	
3. PROJECT LOCATION: Municipality New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of River Rd., 1000± feet North of Silver Spring Rd.			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Construction of a building for utilization as an office , together with equipment/ material storage/maintenance.			
7. AMOUNT OF LAND AFFECTED: Initially <u>1.52±</u> acres Ultimately <u>1.52±</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: Daniel L. Searing		Date: 4/26/01	
Signature: 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

01-36

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

New Windsor Planning Board
Name of Lead Agency

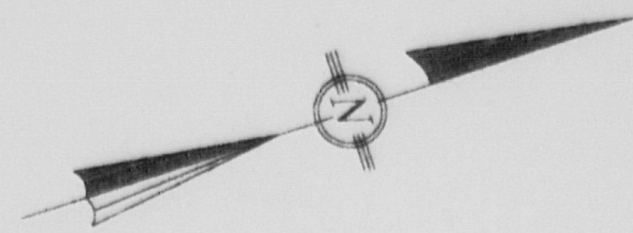
James R. Petro, Jr.
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

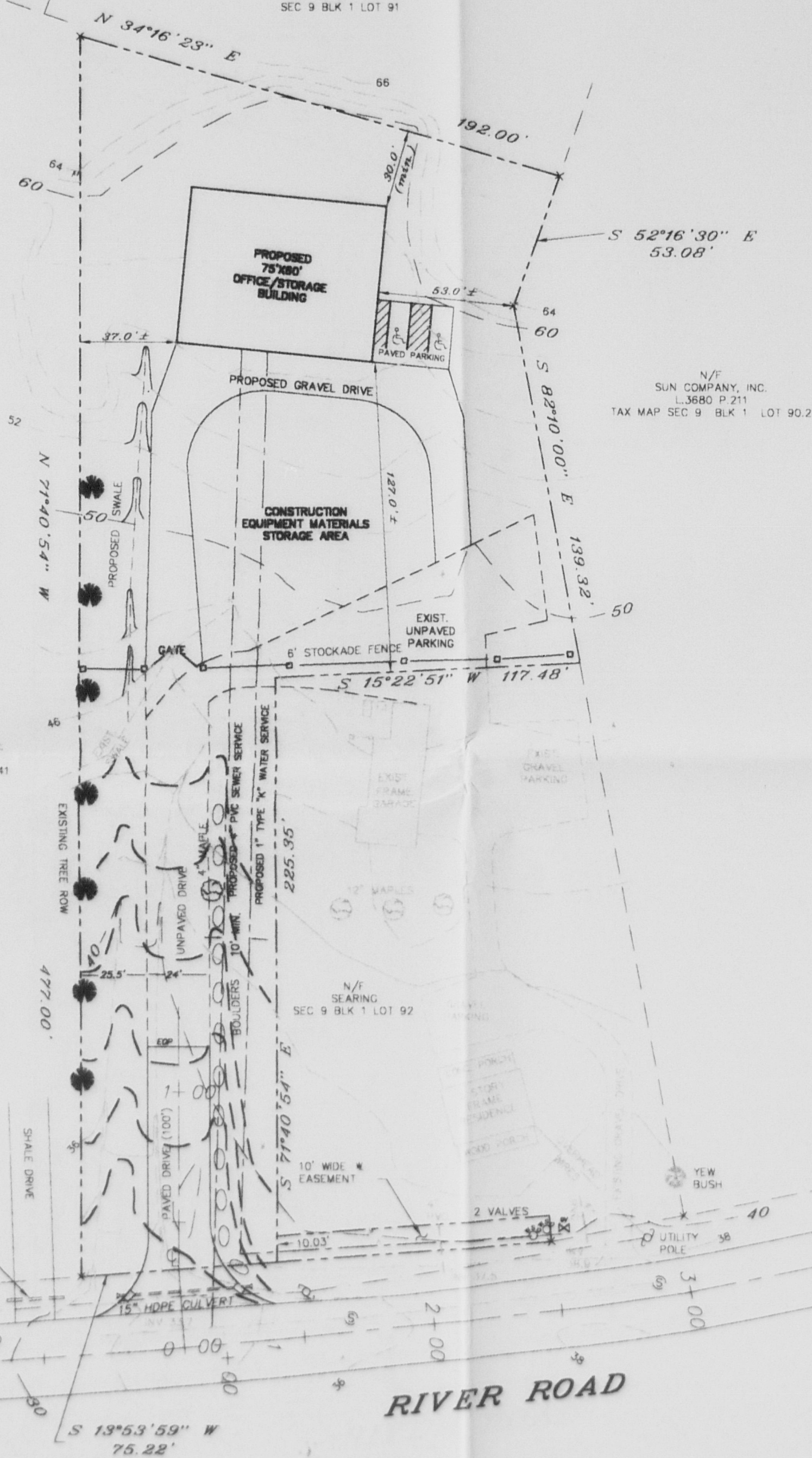
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date



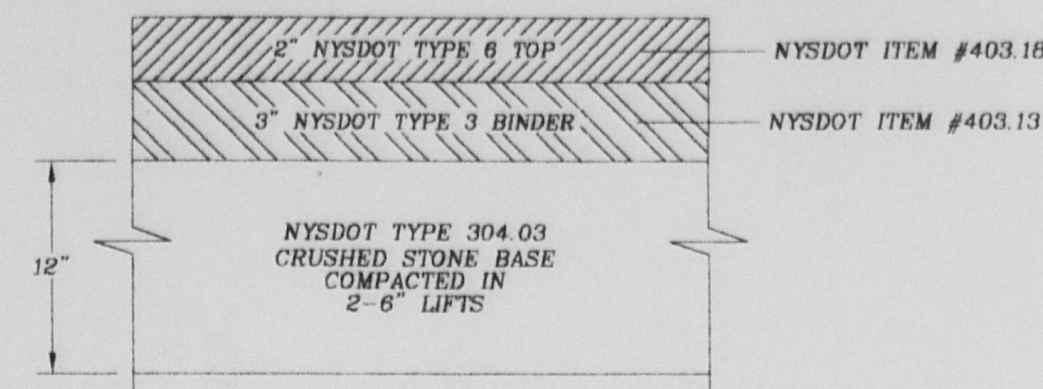
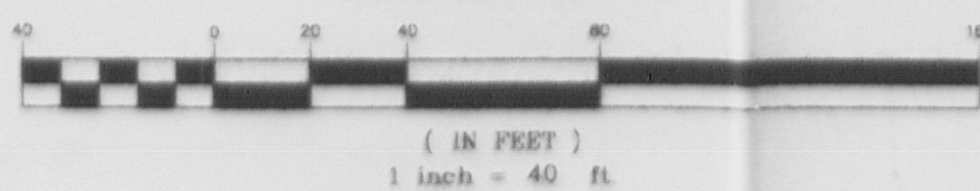
N/F
GEORGE
L. 3128 P. 313
SEC 9 BLK 1 LOT 91



N/F
ADS PROPERTY, INC.
L. 3785 P. 254
SEC 20 BLK 2 LOT 41

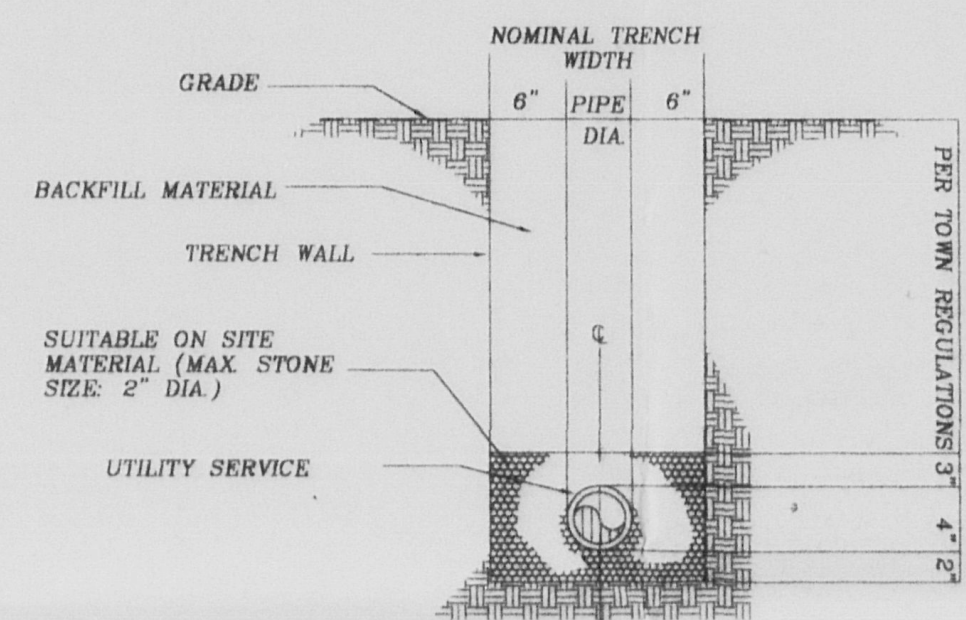
SITE PLAN

GRAPHIC SCALE



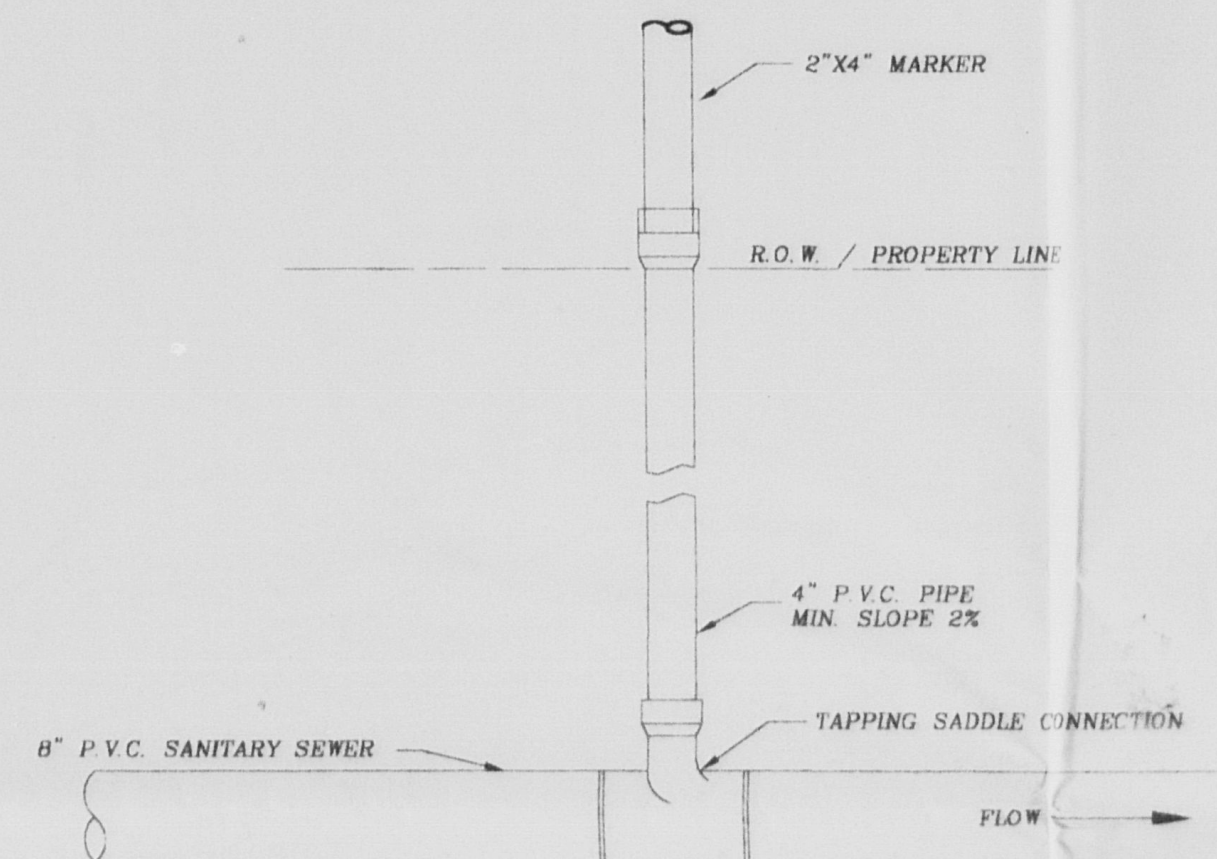
PAVEMENT DETAIL FOR PARKING/ENTRANCE AREA

NO SCALE



UTILITY SERVICE EXCAVATION

NO SCALE



NOTES:

1. ALL CONSTRUCTION SHALL BE SUBJECT TO ANY TERMS AND CONDITIONS OF THE NECESSARY TOWN OF NEW WINDSOR SEWER CONNECTION PERMIT.
2. ALL CONSTRUCTION WITHIN RIVER ROAD SHALL BE SUBJECT TO ANY TERMS AND CONDITIONS OF THE NECESSARY NYSDOT ROAD OPENING PERMIT.
3. SADDLE CONNECTION LOCATION TO BE LOCATED AS SHOWN

PLAN
SEWER LATERAL DETAIL

NO SCALE

ZONING TABLE		
ZONE - PL: A2 & A13		
	MIN. REQUIREMENTS	PROPOSED
LOT AREA (SF)	40,000	56,204 SF
LOT WIDTH (FT)	150	* 75'
FRONT YARD (FT)	50	127.4'
REAR YARD (FT)	20	30.0'
SIDE YARD (FT)	15/40	37.0'/90.0'
BUILDING HEIGHT	12' / FT. (30')	29'
FLOOR AREA RATIO	0.6	0.08
STREET FRONTAGE	N/A	N/A
LIVABLE FLOOR AREA	N/A	N/A
DEVELOPMENT COVERAGE	N/A	N/A

* VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS FEBRUARY 25, 2002.

NO.	DATE	DESCRIPTION	BY
1	04/18/02	PER PLNG. BD. & ZBA REVIEW	CMM
2	05/13/02	PER PLNG. BD. REVIEW	CMM
3	10/09/02	ADD SHEET 2 - DRIVE PLAN	TS
4	06/19/03	PER DOT COMMENTS	DSC

UNAUTHORIZED ADDITION OR ALTERATION
OF THIS PLAN IS A VIOLATION OF
SECTION 7209(2) OF THE NEW YORK
STATE EDUCATION LAW.



VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE. NEWBURGH, N.Y.

FINAL SITE PLAN

SCALE: 1" = 40'
DATE: 04/26/01
DRWN BY: TS
CK. BY: CMM
SHEET: 1 OF 2

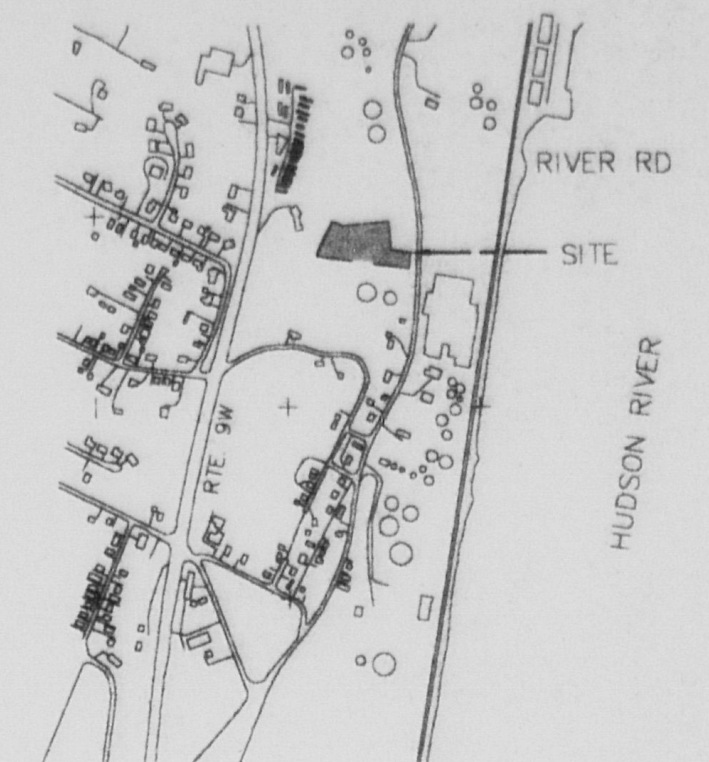
PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
AUG 30 2003
By: James Petro, Jr., Chairman
By: James Bresnan, Secretary

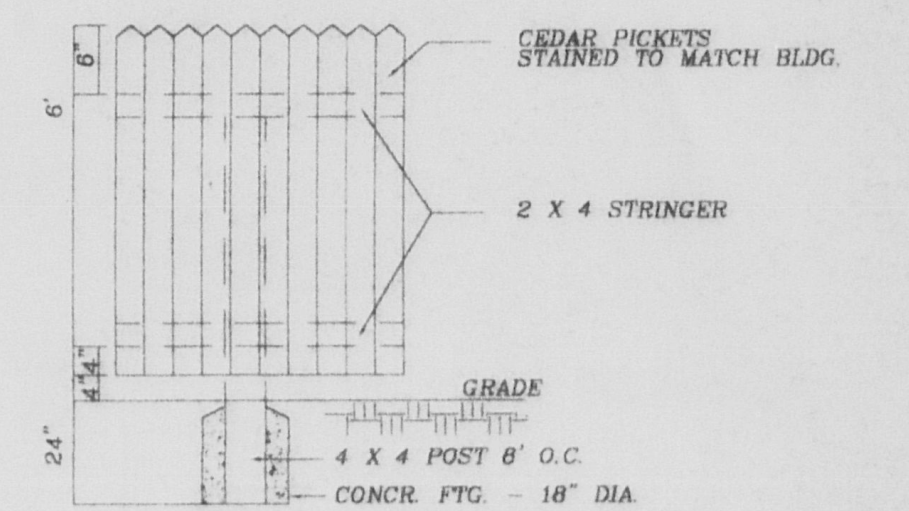
DANIEL SEARING

1151 RIVER ROAD, NEW WINDSOR, NY 12553

SECT. 20 BLK 2 LOT 40
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK



LOCATION MAP
1" = 1000'



STOCKADE FENCE DETAIL

NO SCALE

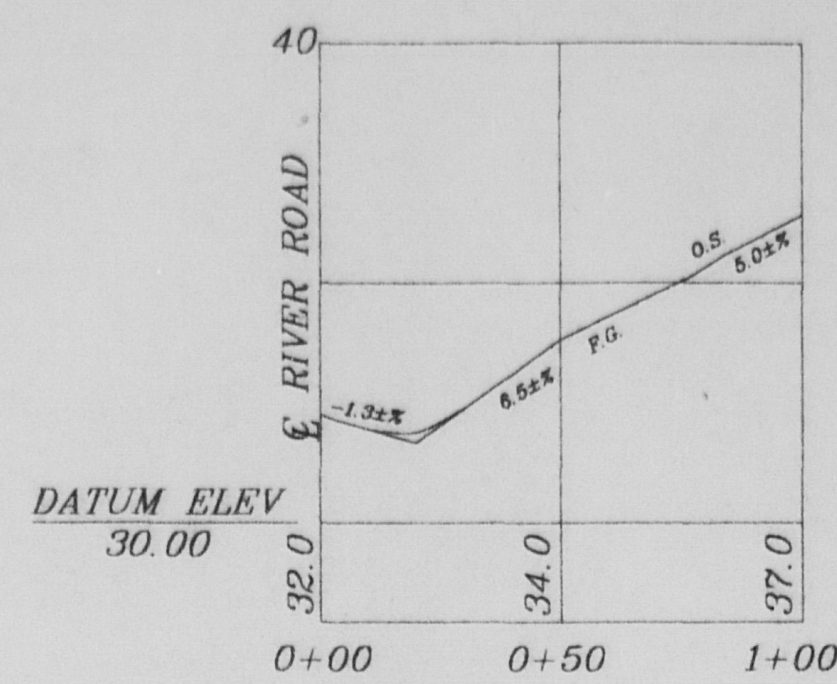
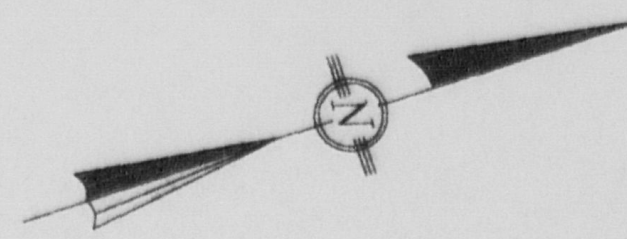
NOTES:

PROPERTY OWNER: DANIEL L. SEARING
1151 RIVER ROAD
NEW WINDSOR, NEW YORK 12553

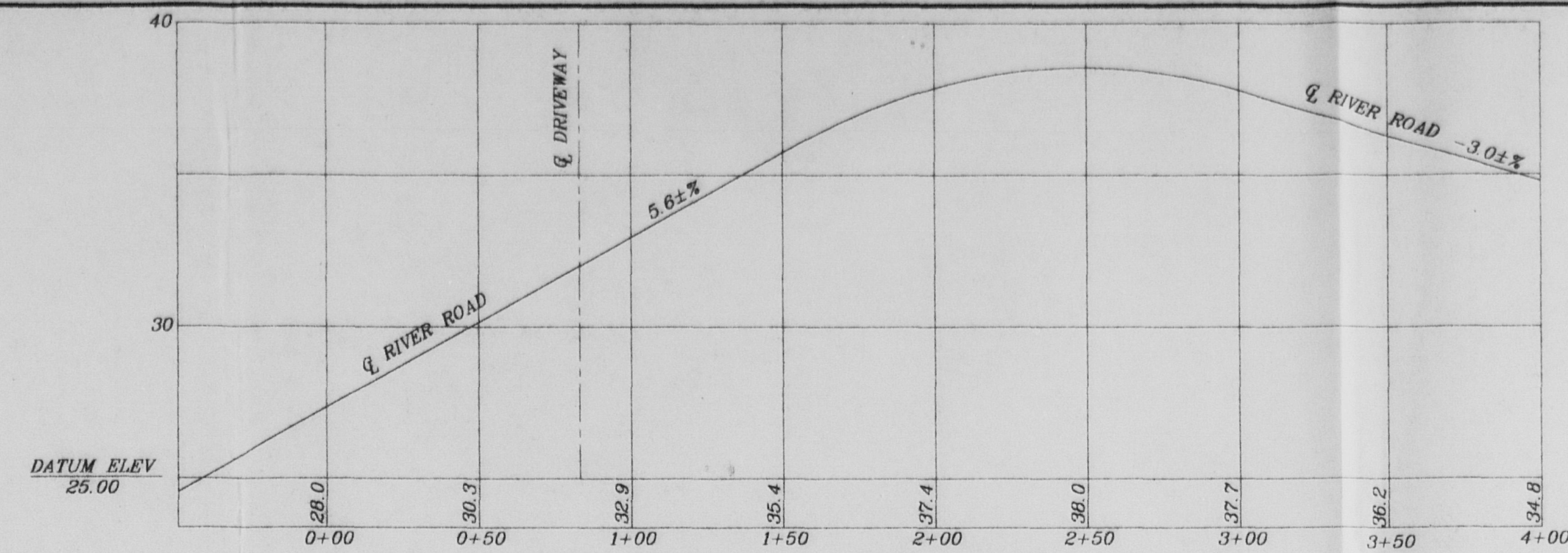
SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD AND PHYSICAL MONUMENTATION FOUND DURING FIELD SURVEY COMPLETED ON 21 JULY, 2000. BY GREYAS & HILBERT, PC
ELEVATION DATUM IS RANDOM ON TWO FOOT INTERVALS.

NO CERTIFICATION IS MADE AS TO THE ACTUAL LOCATION OF UNDERGROUND UTILITIES NOT EVIDENCED BY SURFACE INDICATIONS.

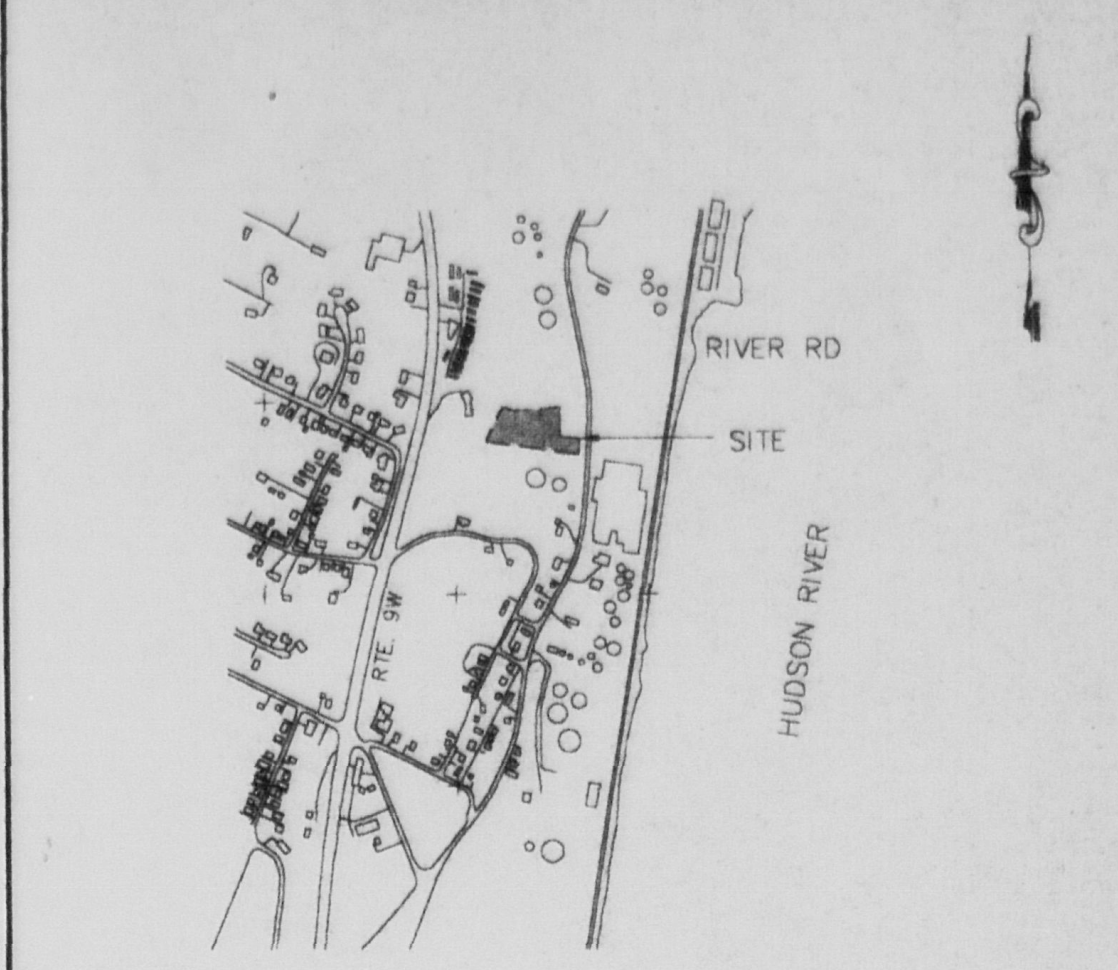
APPLICABLE UTILITY INSTALLATION PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.



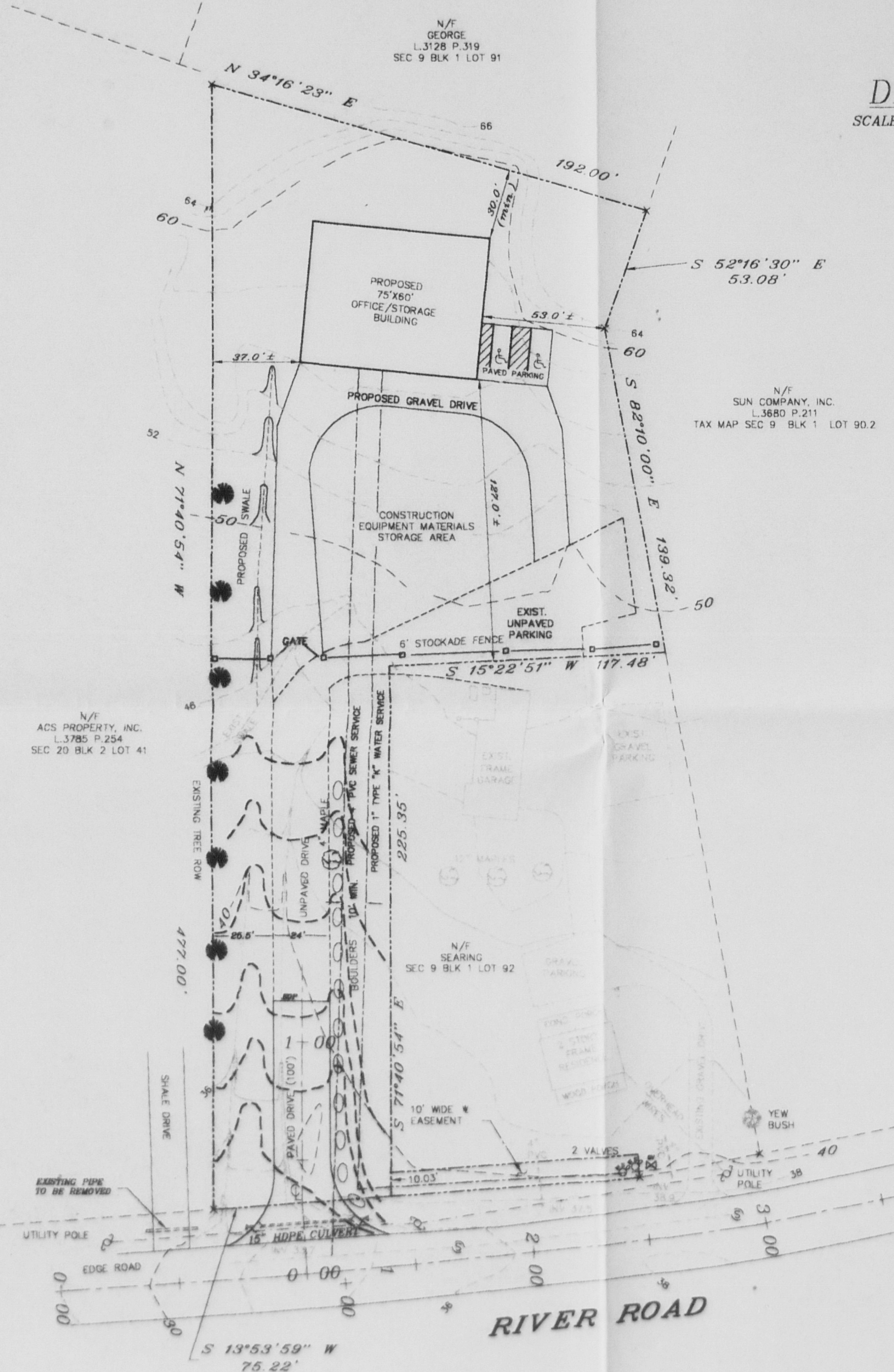
DRIVEWAY PROFILE
SCALE: HORIZ. 1" = 40' VERT. 1" = 4'



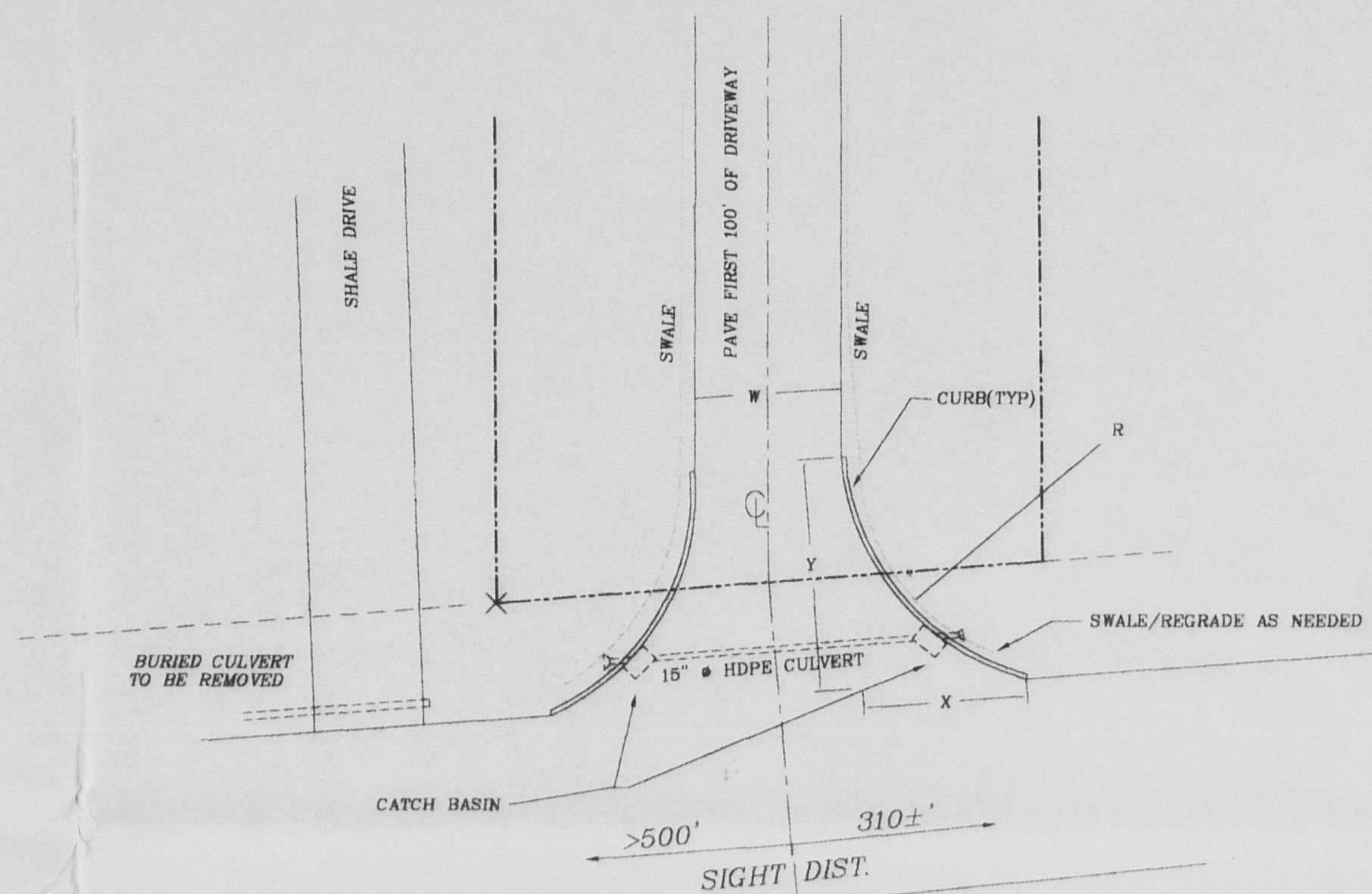
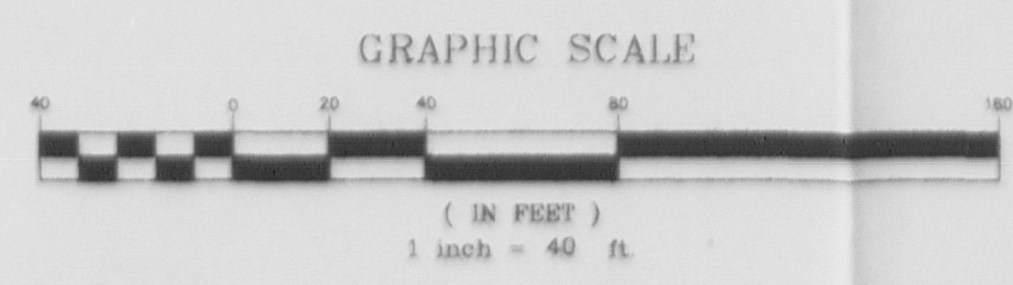
ROAD PROFILE
SCALE: HORIZ. 1" = 40' VERT. 1" = 4'



LOCATION MAP
1" = 1000'

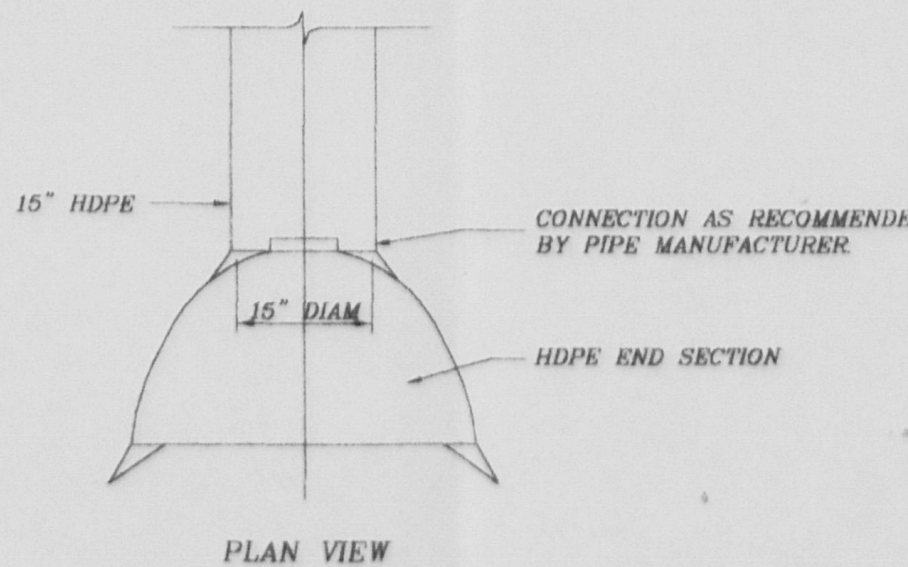


SITE PLAN

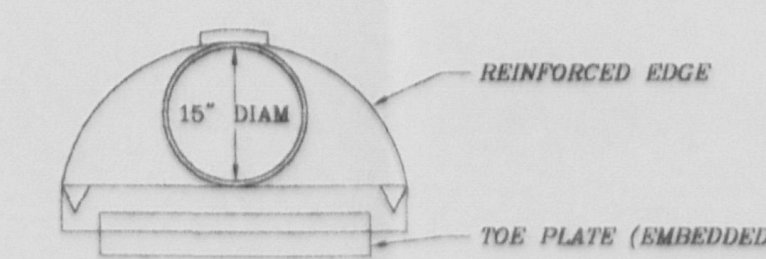


R	X	Y	W
34.0'	22.5'	33.0'	24.0'

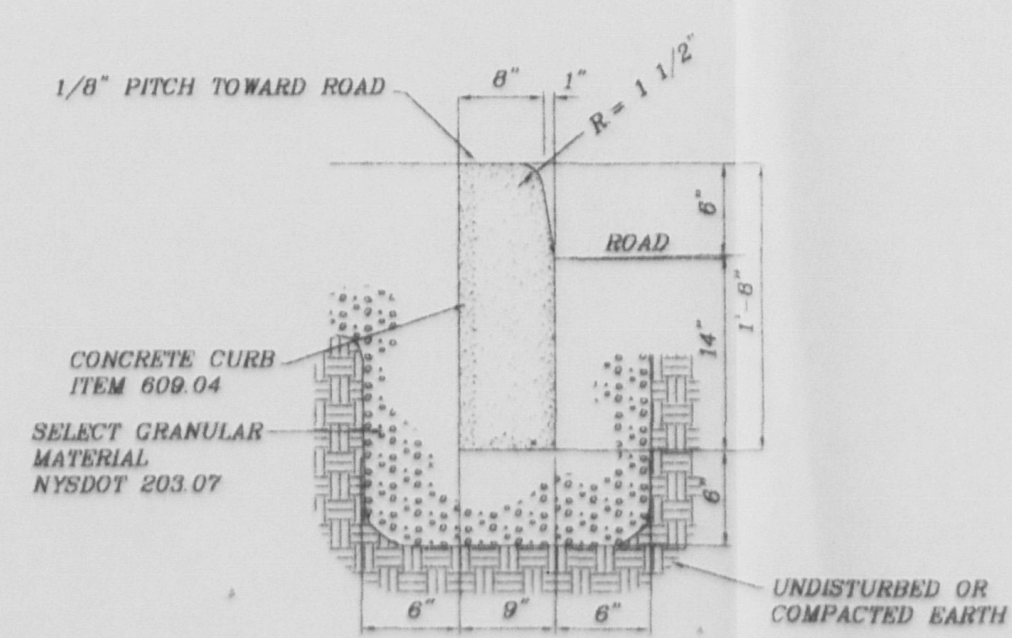
DRIVEWAY PLAN
SCALE: 1" = 20'



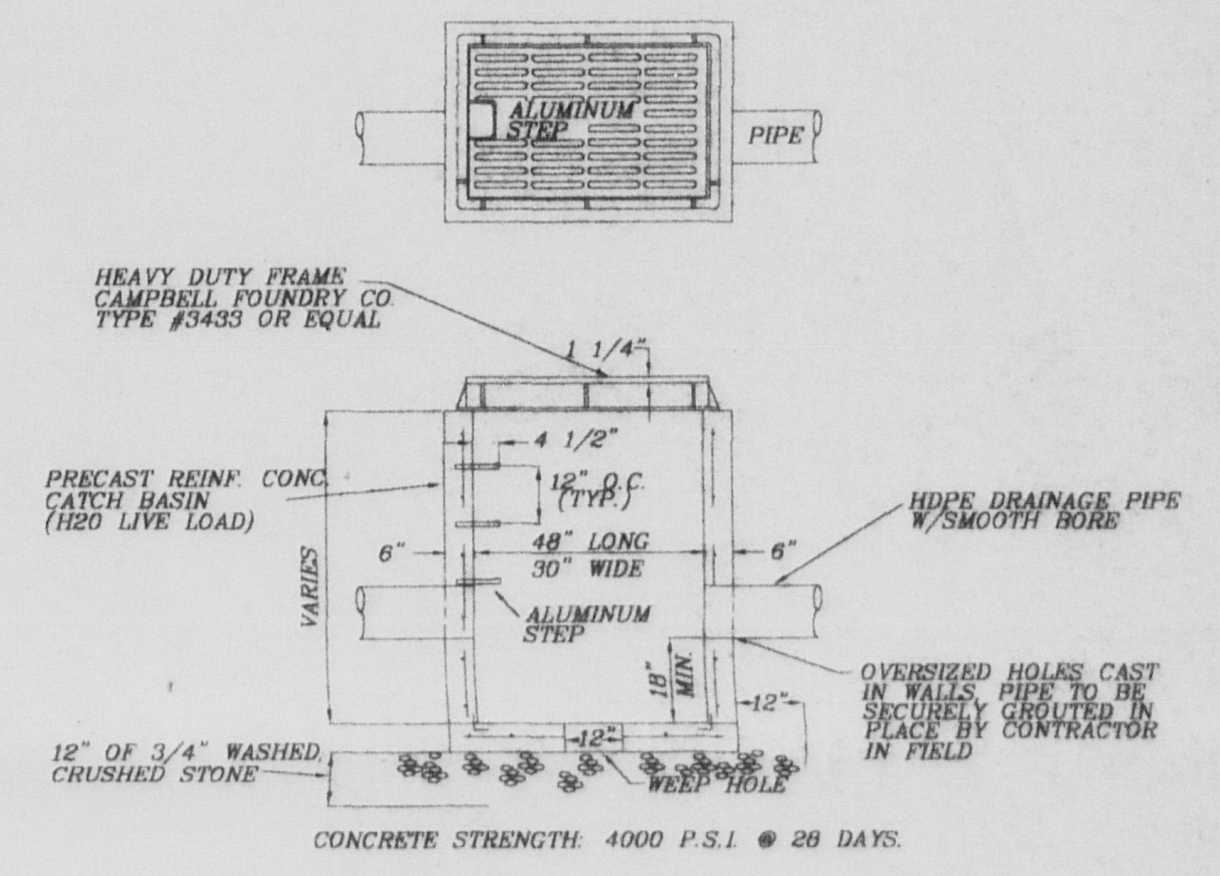
PLAN VIEW



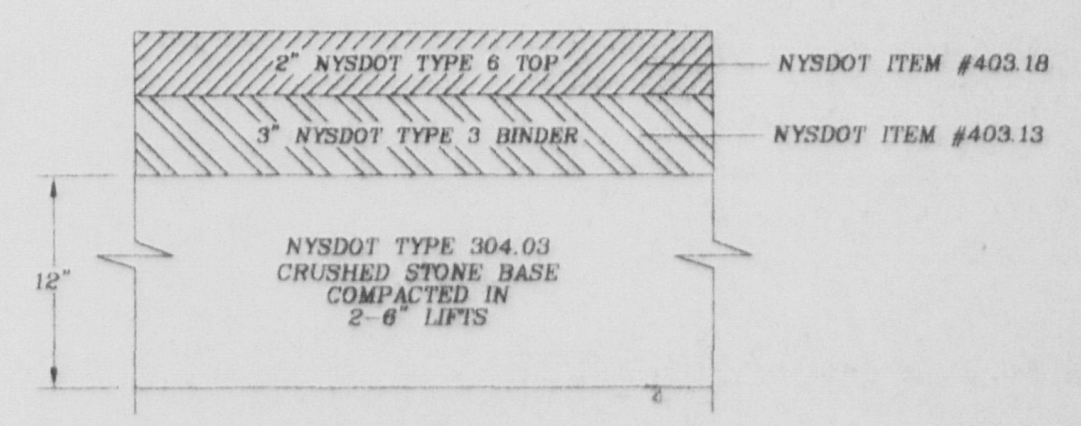
ELEVATION VIEW
END SECTION DETAIL
NO SCALE



TYPICAL CURB SECTION
NO SCALE

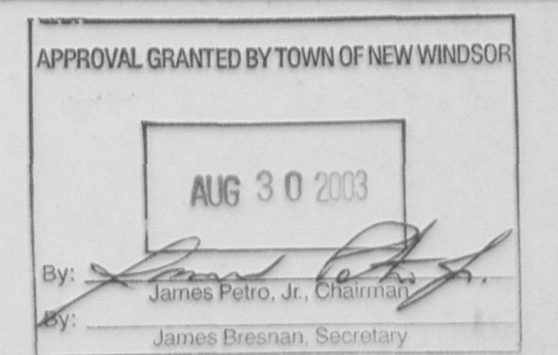


FLAT GRATE-CATCH BASIN
NO SCALE



PAVEMENT DETAIL FOR ENTRANCE
NO SCALE

PLANNING BOARD APPROVAL



NO.	DATE	DESCRIPTION	BY
1	06/19/03	PER DOT COMMENTS	DC

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.

FINAL DRIVEWAY PLAN

SCALE: AS SHOWN
DATE: 10/09/02
DRAWN BY: DC
CK. BY: CMM
SHEET: 2 OF 2

DANIEL SEARING

1151 RIVER ROAD, NEW WINDSOR, NY 12553

SECT. 20 BLK. 2 LOT 40
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK